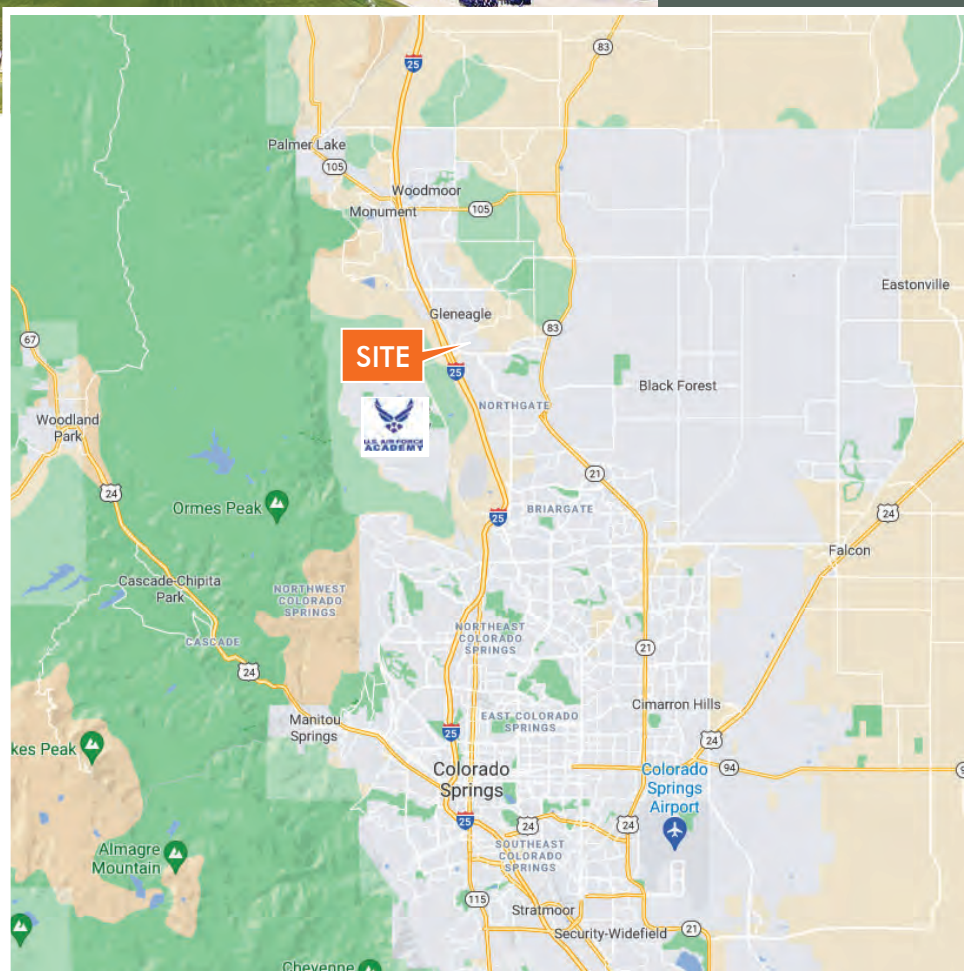
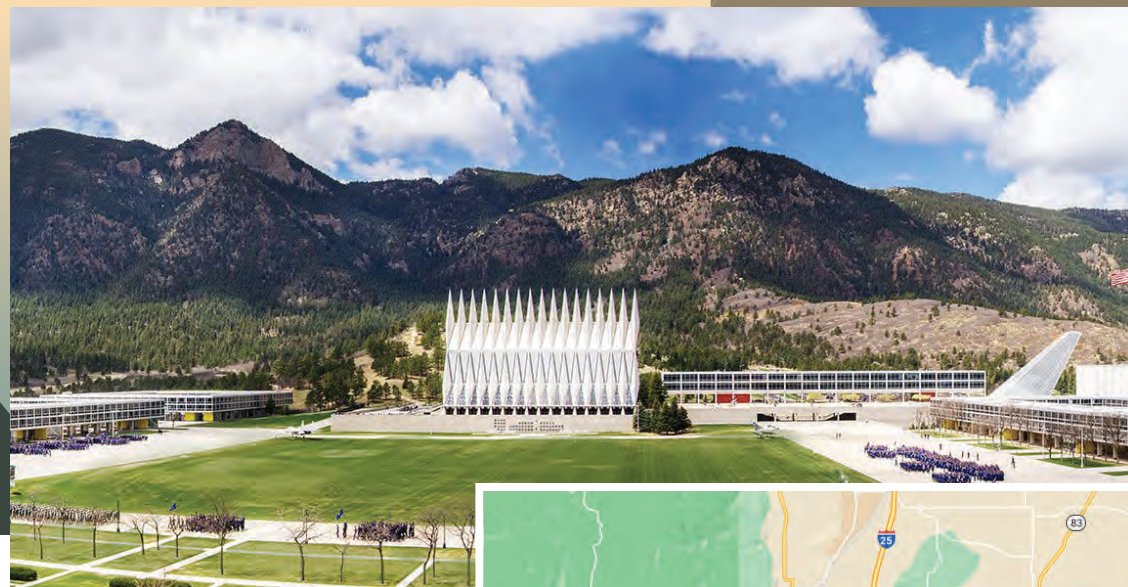




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FOR LEASE

PREMIER OFFICE SPACE

1,500 SF ON FIRST FLOOR

13737 Struthers Road, Colorado Springs, CO 80921



PREMIER OFFICE SPACE

WEST FACING WITH MOUNTAIN VIEWS

This newly constructed building is the corporate headquarters for Covington Homes. The available office space includes access and usage of common area restrooms, potential for an en suite kitchenette, and existing exclusive use of outside shaded patio. Buildout options include hard walled offices and conference rooms.

The property is located in the I-25 corridor at the North Gate Blvd exit, with uninterrupted west facing views of the Front Range. Situated across from the Air Force Academy, this high-income area is experiencing a substantial amount of new residential and commercial growth.



1,500 square foot —
newly constructed office
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en suite kitchenette, and
existing exclusive use of
outside shaded patio.
Buildout options include
hard walled offices and
conference rooms.

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,745	32,013	55,854
Households	2,002	10,004	17,256
Average Household Income	\$137,171	\$149,929	\$148,367
Average Housing Value	\$488,160	\$573,468	\$586,433

SUMMARY

Space Available	1,500 SF - First Floor
Shared Common Areas	175 SF
Building Size	6,565 SF
Year Built	2020
Lease Rate	\$30.00/PSF Gross

